

PLANNED RESIDENTIAL
DEVELOPMENT NO. 004/92

LAND SURVEYOR'S CERTIFICATE

I, Robert D. Cray, hereby certify that this map of
Planned Residential Development No. 004/92, FINISTERRE
HEIGHTS, correctly represents a survey made by me or
under my direction in conformance with the requirements
of the Revised Code of the State of Washington.

Witness my hand and the Washington State Survey
in the month of December 19 92.

Robert D. Cray
Registered Land Surveyor
Certificate No. 11947

RECORDING OF TITLE

Maxine R. Sauter, Treasurer of Island County,
Washington, hereby certify that all taxes on the
following property are fully paid up to and including
the year 1992.

Maxine R. Sauter
Island County Treasurer

APPROVALS

Examined and approved in accordance with R.C.W.
of January 1993.

Ray J. Allen P.E.
Roy L. Allen
County Engineer

Approved by the County Planning Director this 15th day
of January, 1993.

Harry Kwasnick
County Planning Director

Approved by the Board of County Commissioners this
25th day of January, 1993.

William J. Dwyer
Chairman
Board of County
Commissioners

Art Hyland
County Auditor

CERTIFICATE OF TITLE

Recorded January 25th, 1993, in Volume 641
page 30-315, under Auditor's File No. 93001497
records of Island County, Washington.

RECORDING CERTIFICATE

This is to certify that the request of Gibbons Drilling, Inc.
for record at the request of January, 1993, at 5:18
minutes past 3 a.m. P.M. and recorded in Volume
1 of PLANNED RESIDENTIAL DEVELOPMENTS, pages
36-39, under Auditor's File No. 93001492.

Art Hyland
County Auditor

NOTES

The areas designated as OPEN SPACE are for passive
recreational uses only.
Ground Water Application No. G1-25618 restrictions
and recording data are shown on Sheet 4 of 4, P.R.D.
of FINISTERRE HEIGHTS.

EQUIPMENT USED FOR SURVEY:

TOPCON GTS-4, 1" Theo.
w/EDM & TOPCON GTS-2, 6"
Theo. w/EDM

SURVEY METHOD: All angles doubled; on control traverse,
all distances double measured.

LAND DESCRIPTION: R23224.447-066; 330-068; 414-155; 365-196;
298-198)

The southwest quarter of the Northwest quarter and that
portion of the Northwest quarter of the Northwest quarter of
Section 24, Township 32 North, Range 2 East of the
Willamette Meridian, lying southerly of the County Road, as
conveyed to Island County by deed recorded November 17,
1950, under Auditor's File No. 80411, records of Island
County, Washington;

EXCEPT the following described property:

Beginning at the Northwest corner of said Southwest quarter
of the Northwest quarter of said Section 24; thence
South 00° 16' 07" West along the West line of said Southwest
quarter of the Northwest quarter, a distance of 426.65
feet; thence
North 89° 57' 39" East 223.58 feet; thence
North 02° 29' 15" East 1,677.95 feet to the centerline of
the County Road known as North Camano Drive; thence along
the centerline of said North Camano Drive
North 72° 50' 40" West to become tangent to a curve to the
left having a radius of 652.29 feet and a central angle
of 25° 37' 20"; thence along the arc of said curve a
distance of 291.70 feet to the West line of said
Northwest quarter of the Northwest quarter; thence
South 00° 16' 07" West along said West line, a distance of
1,771.80 feet to the True Point of Beginning; EXCEPT that
portion lying within the County Road known as North
Camano Drive;

ALSO EXCEPT the following described property:

Beginning at the Northwest corner of said Southwest quarter
of the Northwest quarter of said Section 24; thence
South 00° 16' 07" West along the West line of said Southwest
quarter of the Northwest quarter a distance of 426.65
feet to the True Point of Beginning; thence continuing
South along said West line to the Southwest corner of said
Southwest quarter of the Northwest quarter; thence
East along the South line thereof, a distance of 223.58
feet; thence
North parallel to the West line of said Southwest quarter of
the Northwest quarter to a point which is North 89° 57'
39" East 223.58 feet from the True Point of Beginning;
thence South 89° 57' 39" West 223.58 feet to the True Point of
Beginning.

Also that portion of Government Lot 1, Section 24, Township
32 North, Range 2 East of the Willamette Meridian, lying
southerly of the County Road, as conveyed to Island County
by deed recorded November 17, 1950, under Auditor's File No.
80411, records of Island County, Washington;

Also that portion of the Southeast quarter of the Northwest
quarter of Section 24, Township 32 North, Range 2 East of
the Willamette Meridian, lying southerly of the County Road
known as North Camano Drive; EXCEPT that portion thereof
conveyed to Utsalady Point Water System by deed, dated
December 13, 1949, recorded January 11, 1950, under
Auditor's File No. 77247, records of Island County,
Washington.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Snohomish
County Public Utility District Number One, General Telephone
Company of the Northwest, Northland Cable, Gibbons Water
Co., and their respective successors and assigns under and
upon Tract C and a strip 10.00 feet in width adjoining said
Tract C on all sides, except County Road, in which to
install, lay, construct, renew, operate, and maintain
underground conduits, cables, wires and vaults with
necessary facilities, and other equipment for the purpose of
serving the subdivision and other property with water,
electric, telephone, and cable television services, together
with the right to enter upon the lots at all times for the
purposes stated.

RESTRICTIONS

1. A portion of this property is encumbered by steep slopes
(greater than 15% by definition), wetlands and high
water table areas. No grading (clearing, excavation, or
filling) is permitted within 100 feet of said
slopes/wetlands/areas, until such time as an approved
grading permit, or a waiver therefrom, is obtained from
the Island County Engineering Department.
2. Owners of these lots and their successors, heirs, or
assigns, are subject to the road connection restriction
at the most westerly end of Alta Via Drive as shown on
Sheet 4 of 4.
3. No blocking, diverting, or other alteration of existing,
natural, or approved man-made drainage ways is
permitted without prior approval of the Island
County Engineering Department.
4. Direct vehicular access to and from North
Camano Drive not permitted at Tracts A and B.
5. Approval of this subdivision does not
guarantee the issuance of on-site sewage
disposal permits or the availability of
potable water. Water system must be installed
and approved prior to sewage permit issuance.
6. Use of water conservation plumbing fixtures
and water meters are required.

PLANNED RESIDENTIAL DEVELOPMENT NO. 004/92
FINISTERRE HEIGHTS

SEC. 24, TWP. 32 N. R. 2 E. W.M.

ISLAND COUNTY, WASHINGTON

FAKEMIA & KINGMA, INC.
CONSULTING ENGINEERS & SURVEYORS
4006 400 Ave. W., Oak Harbor, Wash. 98277 675-5973

DRAWN BY ENE SCALE — SHEET NO. 3332
APPROVED BY Aug 31, 1992 SHEET NO.

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DEVELOPMENT NO. 004/92

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Witness my hand and the Washington State Survey
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Approved by the County Planning Director this 15th day
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Art Hyland
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page 30-315, under Auditor's File No. 93001497
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and recording data are shown on Sheet 4 of 4, P.R.D.
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Tract C on all sides, except County Road, in which to
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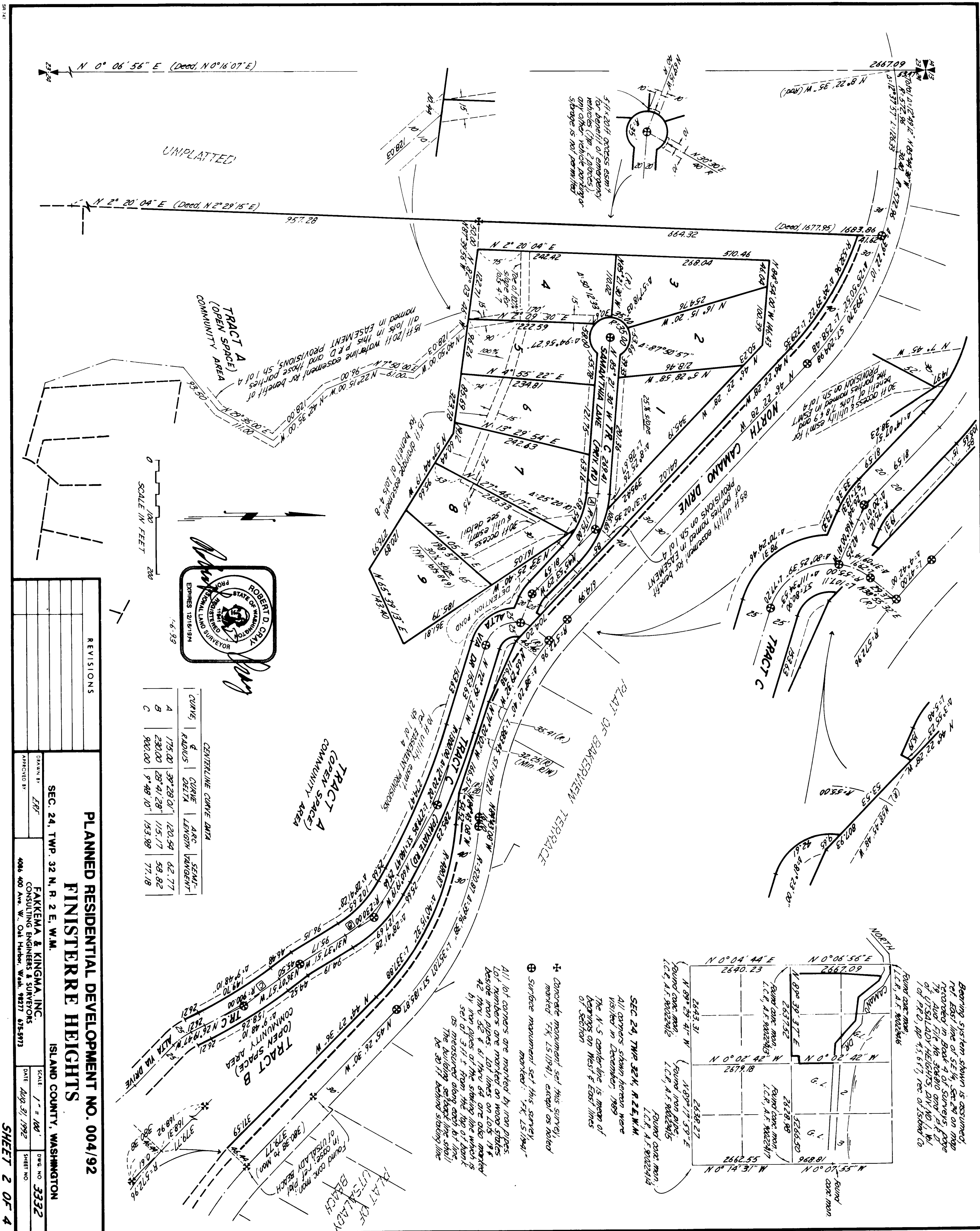
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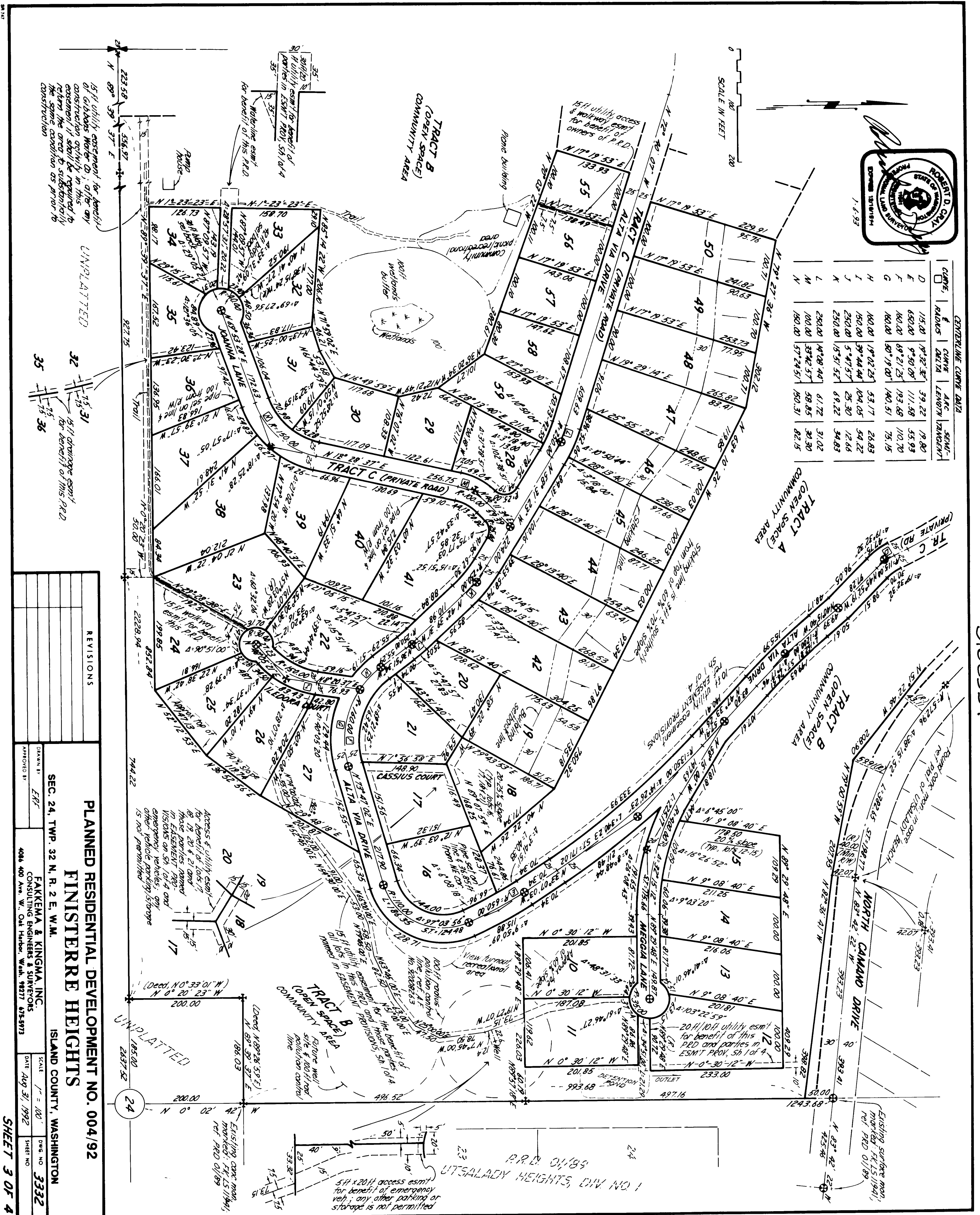
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SHEET 4 OF 4